



**REGULAR MEETING OF THE ZONING BOARD OF APPEALS
MIDDLETOWN CONNECTICUT
MAY 7, 2020**

1. CALL TO ORDER

2. ROLL CALL

Present: Jonathan Pulino
Steven Kovach
Kevin Brignole (seated for Dina Ford)
Nick Ficaro (seated for Linda Reil)

Absent: Gary Middleton
Linda Reil
Dina Ford

Staff: Joe Samolis, Director of PCD
Ron Baia, Zoning and Wetlands Enforcement Officer

3. APPROVAL OF MINUTES – March 5, 2020 Regular Meeting Minutes

John Pulino moves to approve the minutes. Kevin Brignole seconds the motion. The chair calls for the vote. It is unanimous to approve with 4 aye votes. The chair states the matter passes unanimously with 4 affirmative votes.

4. OLD BUSINESS

None

5. NEW BUSINESS

None

6. PUBLIC HEARING

- 1. Proposed variance with regard to Section 22.02 (frontage) and Section 21.03A (width of road) for existing house which is located on 584 Atkins Street. Applicant/agent Cocco II, LLC ZBA2020-1**

Since no one representing this application was in attendance, Kevin Brignole moves to table a proposed variance with regard to Section 22.02 (frontage) and Section 21.03A (width of road) for existing house which is located on 584 Atkins Street. Jonathan Pulino seconds the motion. The chair calls for the vote. It is unanimous to table with 4 aye votes. The chair states the matter passes unanimously with 4 affirmative votes.

2. Proposed variance with regard to Section 21.02 for rear setback for an addition to 329 Maple Shade Road. Applicant/agent Doug O'Rourke ZBA2020-2

Doug and Katherine O'Rourke presented the application. They explained that they are a growing family and are running out of space and would like to put an addition in the back of the house which is open farmland. Christina Wasch of 190 Coleman Road (the property owner of the rear of the property) spoke in favor of the application.

Jon Pulino moves to close the public hearing. Kevin Brignole seconds the motion. The chair calls for the vote. It is unanimous to close the public hearing with 4 aye votes. The chair states the matter passes unanimously with 4 affirmative votes.

Kevin Brignole moves to grant approval for a variance with regard to Section 21.02 for a rear setback for an addition to 329 Maple Shade Road. Nick Ficaro seconds the motion. The chair calls for the vote. It is unanimous to approve with 4 aye votes. The chair states the matter passes unanimously with 4 affirmative votes.

3. Request for a favorable G.S. 14-54 location approval for sale of used cars and limited repair at 545 & 581 Washington Street. Applicant/agent Loehmann Blasius Chevrolet, Inc. d/b/a Blasius of Middletown. ZBA2020-3

Michael Chicarilli, Attorney representing the applicant gave a brief summary. Previously it was an auto parts retailer location. Prior to that the Klimas family opened up a Toyota dealership. Blasius is looking to opening a new dealership and repair facility. The land is already established for this type of use.

From the public, Jay Scheil of 17 Wall Street is concerned about cleanup from previous auto repair facility and asked if there were restrictions to the number of repair facilities within a certain mileage on the strip. Joe Samolis they are looking at the current language of the restrictions. Mikael Chicarelli said that this is not a repair shop where people would be coming off the street to do an oil change, etc. The dealership would be the primary operation.

Kevin Brignole moves to close the public hearing. John Pulino seconds the motion. The chair calls for the vote. It is unanimous to close the public hearing with 4 aye votes. The chair states the matter passes unanimously with 4 affirmative votes.

Kevin Brignole moves for a favorable G.S. 14-54 location approval for sale of used cars and limited repair at 545 & 581 Washington Street. Jonathan Pulino seconds the motion. The chair calls for the vote. It is unanimous to approve with 4 aye votes. The chair states the matter passes in the affirmative unanimously with 4 votes.

4. Request for a favorable G.S. 14-54 location approval for General Repairs at 848 Washington Street. Applicant/agent 820-900 Washington Street LLC / Town Fair Tire of CT, LLC. G.S. 14-54 2020-1

The Chair said the applicant requested that this be tabled until the June meeting.

Jon Pulino moves to table the application request for a G.S. 14-54 location approval for General Repairs at 848 Washington Street. Kevin Brignole seconds the motion. The chair calls for the vote. It is unanimous to table to the June 4th meeting.

7. ADJOURNMENT

Meeting adjourned at 5:53 PM.

Respectfully submitted,

Joseph Samolis
Director of PCD